107.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	935,300	/	935,300
USE VALUE:	935,300	/	935,300
ASSESSED:	935,300	/	935,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIRRA CHRISTOPHER M &
Owner 2:	PANETTIERE LEIGH A
Owner 3:	
Street 1:	6 PAWNEE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALEXANDER SIROON A TRUSTEE -
Owner 2:	S.A. ALEXANDER TRUST NO 1 -
Street 1:	6 PAWNEE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 2503 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	420,800		514,500	935,300
Total Card	0.241	420,800		514,500	935,300
Total Parcel	0.241	420,800		514,500	935,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.70 | /Parcel: 373.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 68401

GIS Ref

GIS Ref

Insp Date 08/13/18

!8419!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	420,800	0	10,500.	514,500	935,300		Year end	12/23/2021
2021	101	FV	406,300	0	10,500.	514,500	920,800		Year End Roll	12/10/2020
2020	101	FV	406,300	0	10,500.	514,500	920,800	920,800	Year End Roll	12/18/2019
2019	101	FV	313,900	0	10,500.	514,500	828,400	828,400	Year End Roll	1/3/2019
2018	101	FV	313,100	0	10,500.	441,000	754,100	754,100	Year End Roll	12/20/2017
2017	101	FV	313,100	0	10,500.	411,600	724,700	724,700	Year End Roll	1/3/2017
2016	101	FV	313,100	0	10,500.	352,800	665,900	665,900	Year End	1/4/2016
2015	101	FV	311,700	0	10,500.	316,100	627,800	627,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:18:01

LAST REV

Date	Time
08/23/18	11:29:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8419

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEXANDER SIROO	1413-106		3/29/2012		580,000	No	No		
ALEXANDER MARTI	1107-197		3/3/1993	Convenience	1	No	No		F

USER DEFINED

Prior Id # 1:	68401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2013	249	Manual	1,909	C				
5/2/2012	557	Manual	8,600					
4/6/2012	336	Renovate	34,000					2 bathroom, kitche

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
6/29/2012	MLS	EMK	Ellen K
6/7/2012	Info Fm Prmt	MM	Mary M
2/10/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	4									514,500						514,500	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,500	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.19291615
Const Adj.:	1.00139987
Adj $ / SQ:	119.459
Other Features:	131378
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471760
Depreciation:	50950
Depreciated Total:	420810

COMMENTS

648-4882 PDAS OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

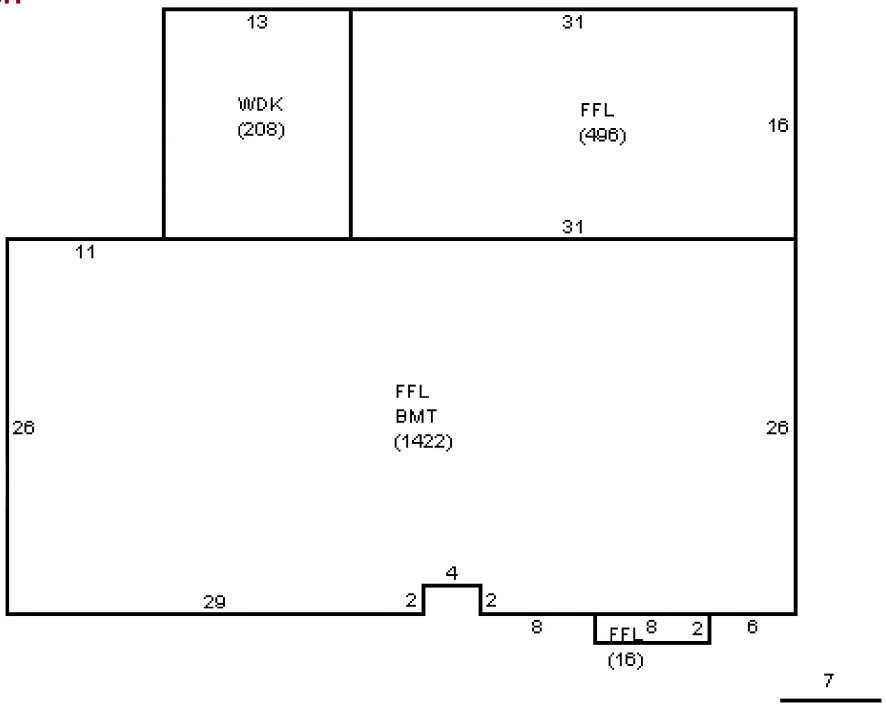
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	131.40
Special Features:	0	Val/Su Net:	118.07
Final Total:	420800	Val/Su SzAd	217.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,934	119.460	231,033
BMT	Basement	1,422	45.160	64,211
WDK	Deck	208	10.820	2,251

Net Sketched Area:	3,564			Total:	297,495
Size Ad	1934	Gross Area	3564	FinArea	2503

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	